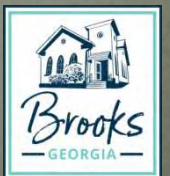
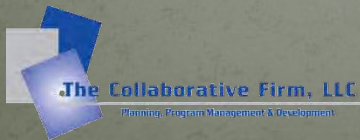


# Town of Brooks Zoning Ordinance Rewrite

GPA Fall Conference 2018 – Jekyll Island



# Lessons Learned

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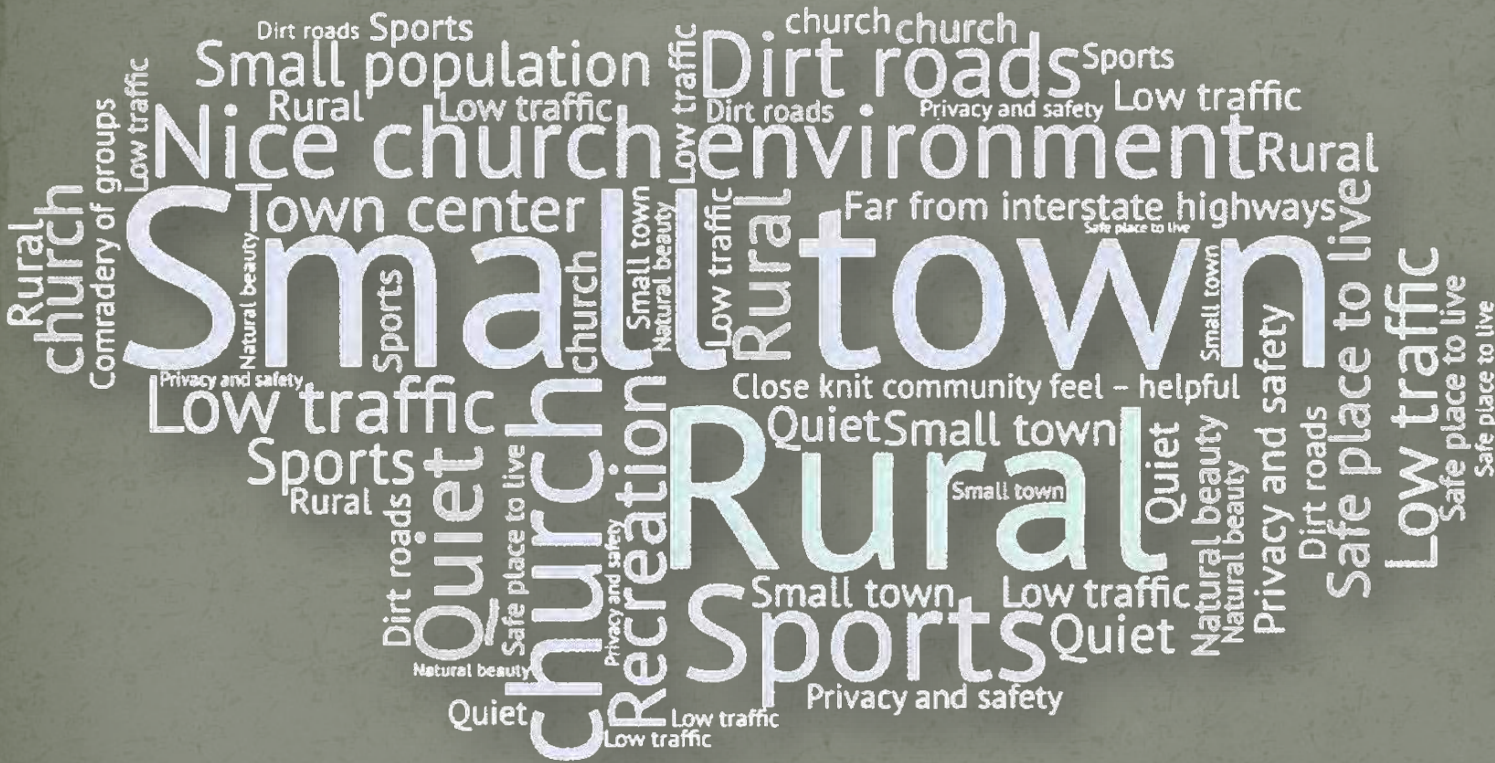




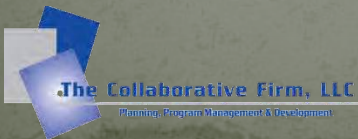
*“...the Community-based small town feel is the Town of Brook’s biggest strength. Residents felt strongly that Brooks is a quiet place within the region of Fayette County, and they strongly desired to remain that way.”*

# Lessons Learned





# Lessons Learned





## Stakeholders Committee Meeting

*“ We had a grant and town center development plan that was completed by ... What we received was a cookie cutter document. When the town attorney reviewed it, he found it inadequate. After it was adopted, it was never recognized by the Town Council. My biggest concern is that the Town of Brooks would be caught in a similar situation.”*

Lessons Learned

# What the Town of Brooks did not want



"We're waiting for the city to come to us..."

Lessons Learned



Or this!





## What they wanted

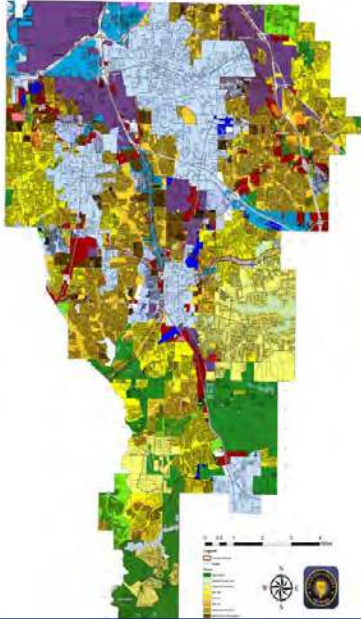


## Lessons Learned

- Development that protects the rural landscape, helps preserve open space, protects air and water quality, provides places for recreation, and create tourist attractions that bring investments into the local economy.

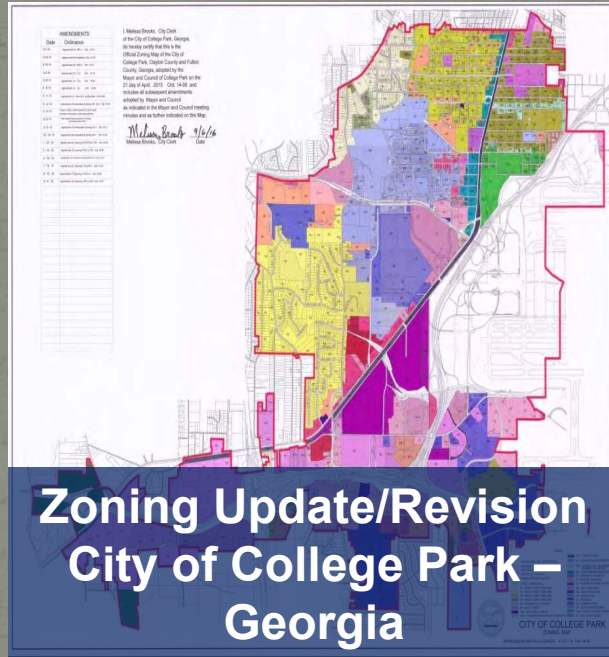


# Zoning Ordinances



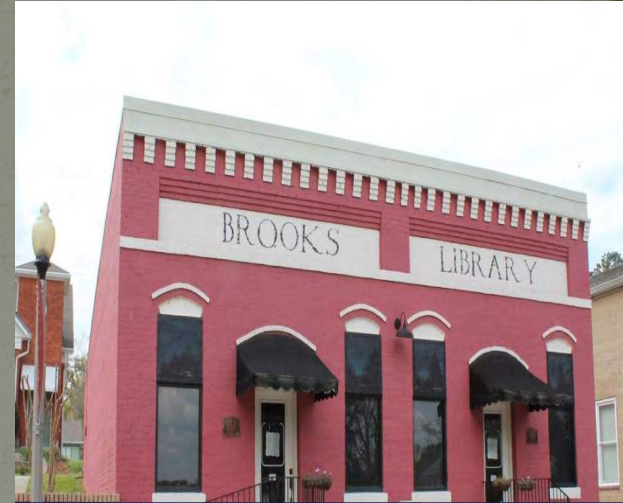
**Zoning Ordinance  
Update Clayton  
County – Georgia**

Population 285,153



**Zoning Update/Revision  
City of College Park –  
Georgia**

Population 14,959



**Zoning Ordinance  
Rewrite  
Town of Brooks –  
Georgia**

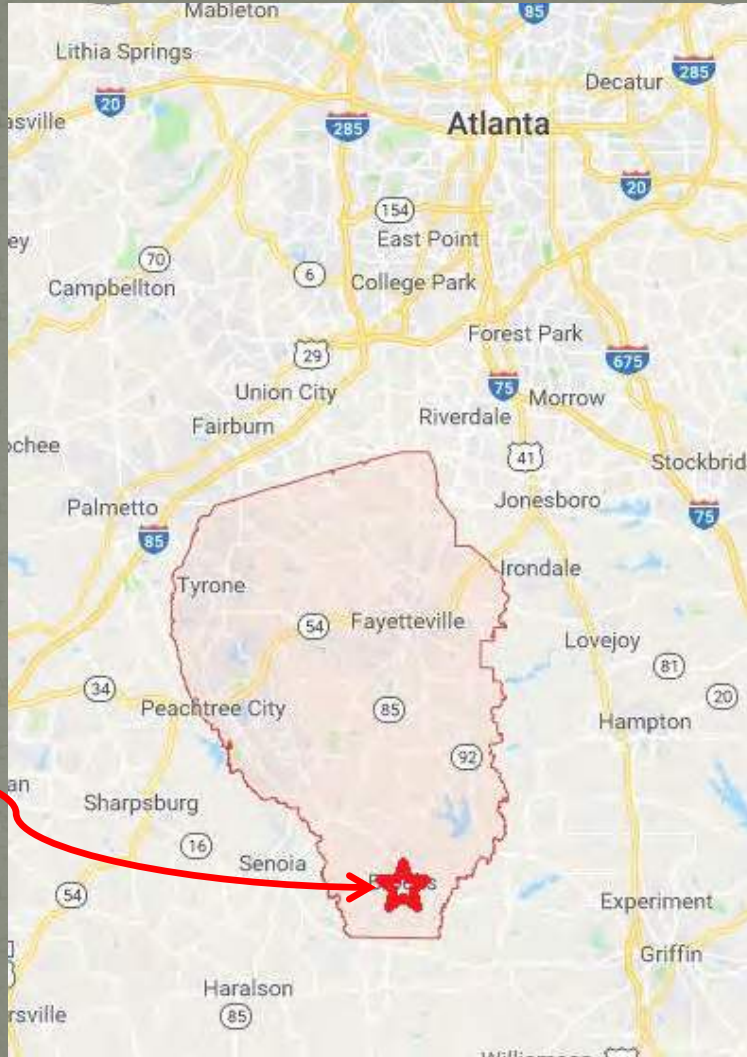
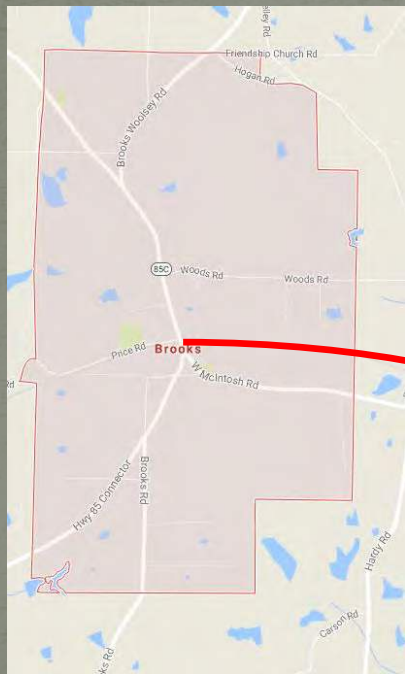
Population 562

**IN PROCESS**

**Fairburn Georgia Population 15,520**



# Where is Brooks????



Background



# Background







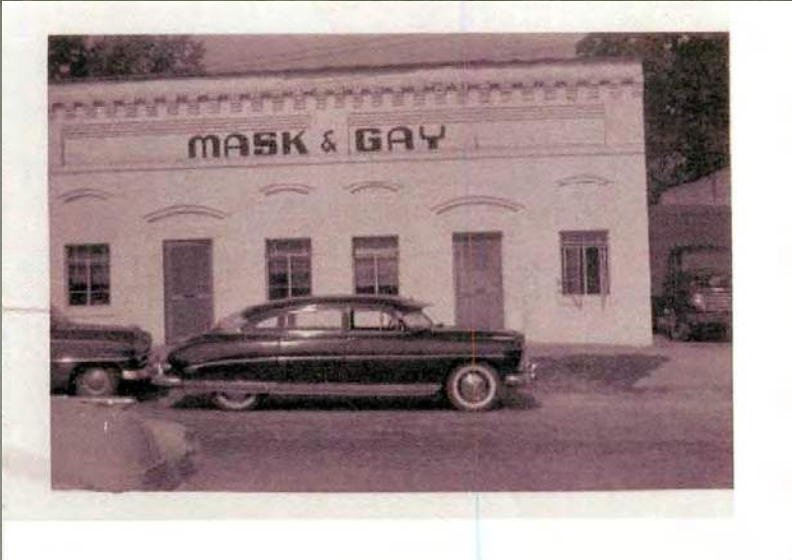
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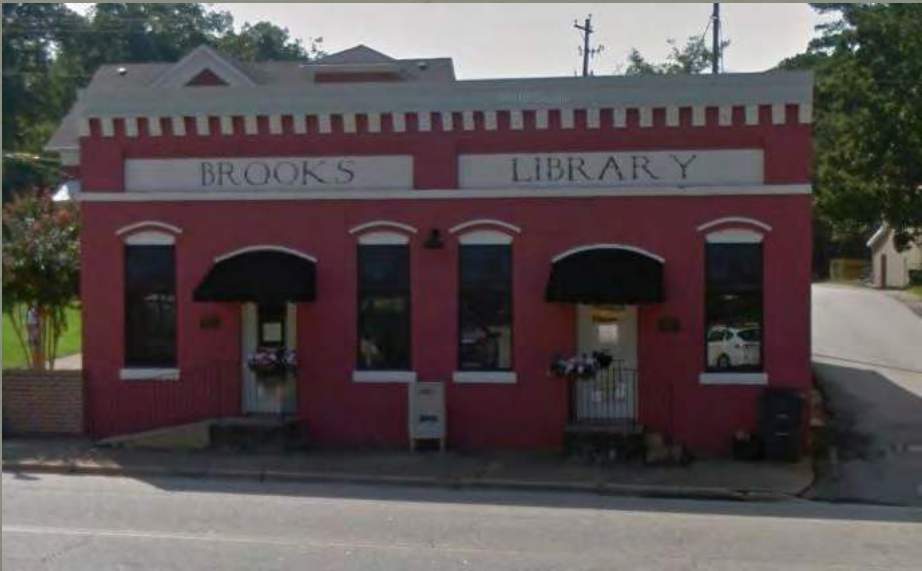
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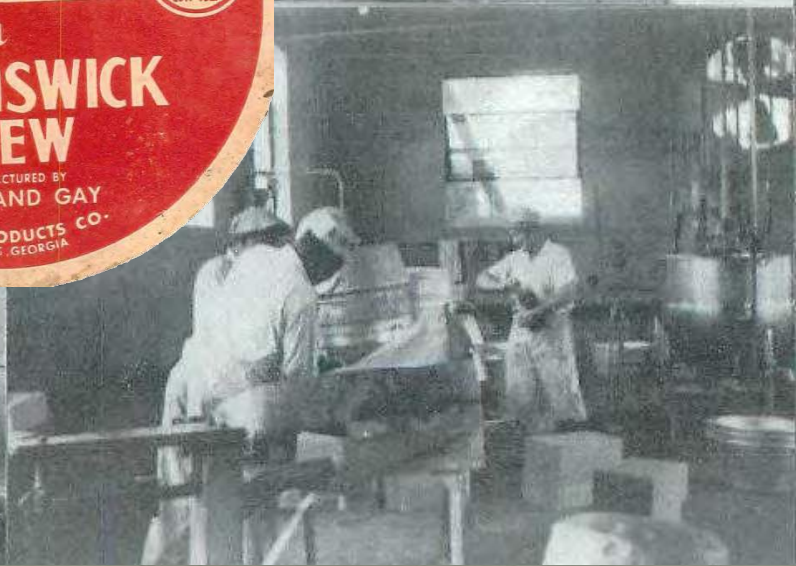




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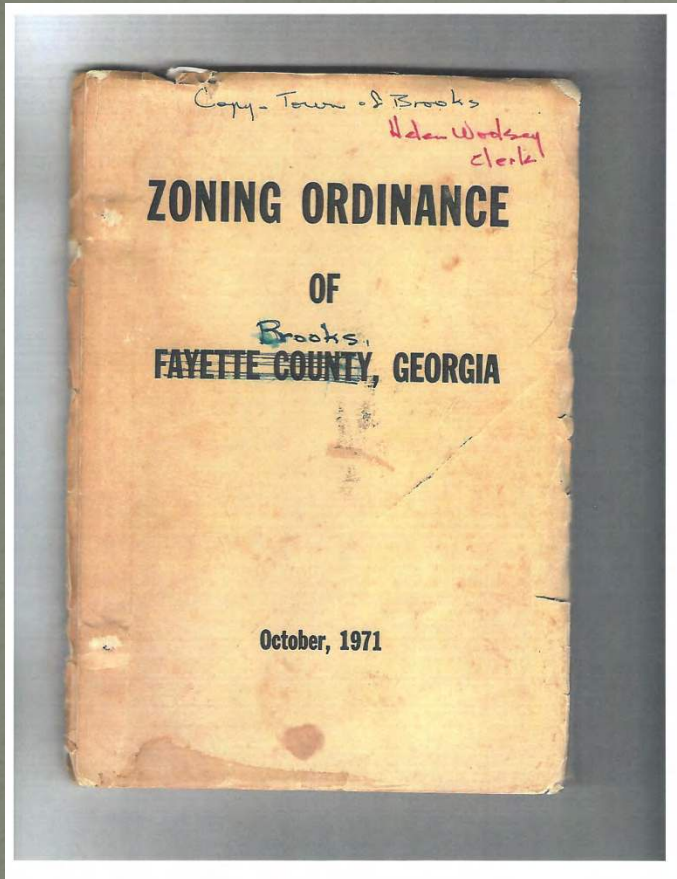
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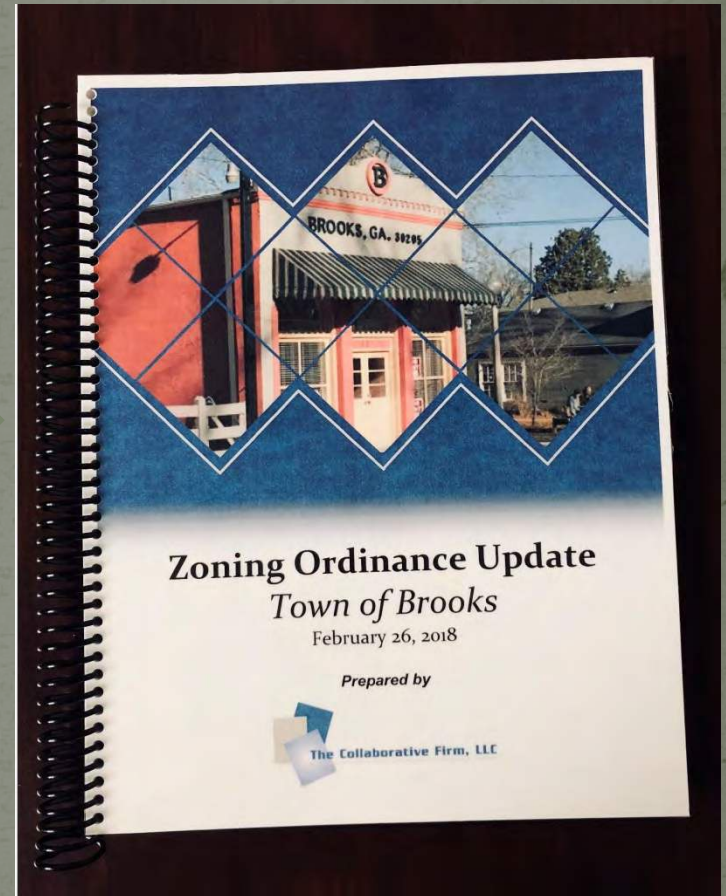
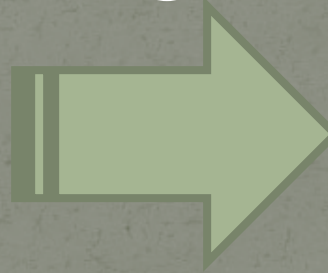
How Did We Get From:

THIS

THIS?



TO





# Brooks Zoning Ordinance

- The Brooks Park Zoning Ordinance was written 47 years ago
- Over time, the original ordinance has been incrementally revised, some in contradiction
- Many regulations in the Zoning Ordinance created text inconsistencies and increased the amount of present day nonconforming uses and structures

Background



# Zoning Ordinance Rewrite

Necessary in order to:

- bring the current document into compliance with the recent Comprehensive Plan
- remove antiquated language and regulations

Scope of Service



# What They Had – 12 Districts

## ARTICLE 4

### ESTABLISHMENT OF DISTRICTS

*Sec. 31-4.01 Zoning Districts.* For the purpose of this Ordinance, the areas contained within the town limits of the Town of Brooks are divided into zoning districts designated as follows:

1. A-R Agricultural - Residential District
2. CC Community Commercial District
3. CH Highway Commercial District
4. M-1 Light Industrial District
5. M-2 Manufacturing and Heavy Industrial District
6. O-I Office - Institutional District
7. TCD Town Center District

*Sec. 31-4.02 Grandfathered Zoning Districts.* The areas contained within the town limits of the Town of Brooks which were previously zoned, R-80, R-60, R-40, R-20 and R-15 are preexisting Grandfathered uses and shall be referenced on the Land Use Map as follows:

1. Grandfathered R-80 Single Dwelling Unit Residential District
2. Grandfathered R-60 Single Dwelling Unit Residential District
3. Grandfathered R-40 Single Dwelling Unit Residential District
4. Grandfathered R-20 Single Dwelling Unit Residential District
5. Grandfathered R-15 Single Dwelling Unit Residential District

Scope of Service





# What They Received – 5 Districts

1. RA – Residential Agriculture
2. TR – Town Residential
3. TMX – Town Mixed Use
4. I – Institutional
5. LM – Light Manufacturing

Scope of Service



# What was the Process?

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# Steering Committee Formation

The Steering Committee guided TCF work. The Steering Committee was made up of community members, Town Staff and the Mayor.

- 4 Steering Committee meetings were held
- All members participated in the process
- All members gave input along the way
- Steering Committee endorsed the Zoning Ordinance and sent to Town Council





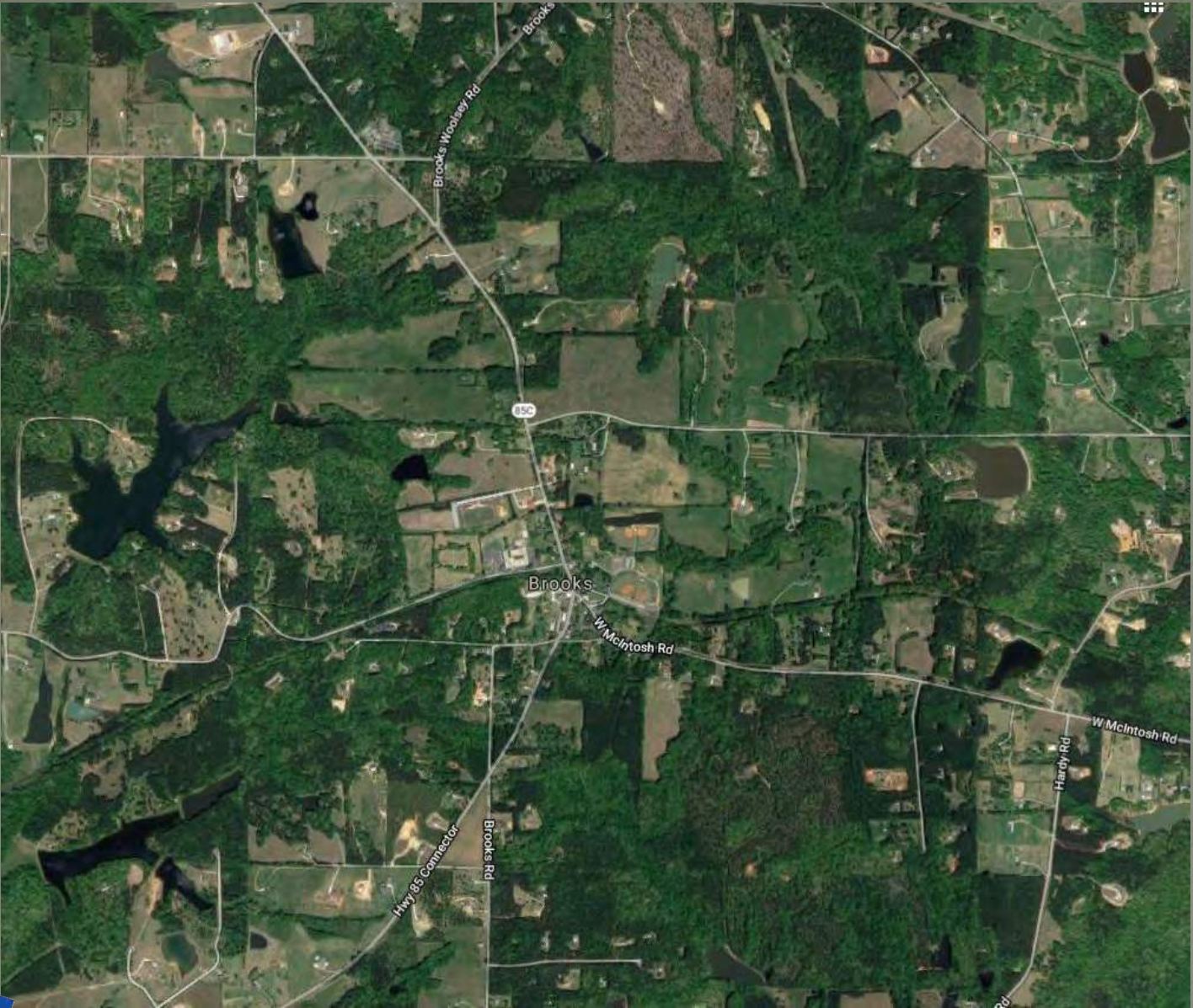
## Area Tour

- The Collaborative Firm conducted a familiarization tour of the Town to identify regulatory issues, and areas of interest, preservation and concern
- Development comparison was made between Brooks and Fayette County

The Process



# The Process







# The Process



## Review of Existing Plans

- The Comprehensive Plan, current codes and other related planning documents were reviewed to identify key goals, philosophy, direction and recommendations
- An evaluation was conducted of the 1971 zoning ordinance to identify short-comings related to the implementation of the plan goals and recommendations

The Process



## We Asked

- What works in your current Zoning Ordinance?
- What makes Brooks special?
- What do you want to achieve?

## We Heard

- What works is 5 acre lot size everywhere except in the middle of town
- Make Ordinance more defensible
- Want to keep the character and sense of place.

# The Process



# So, What Happened?

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# We Started Fresh

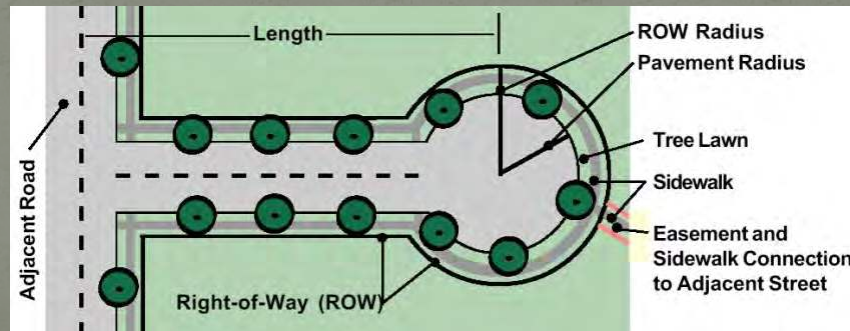
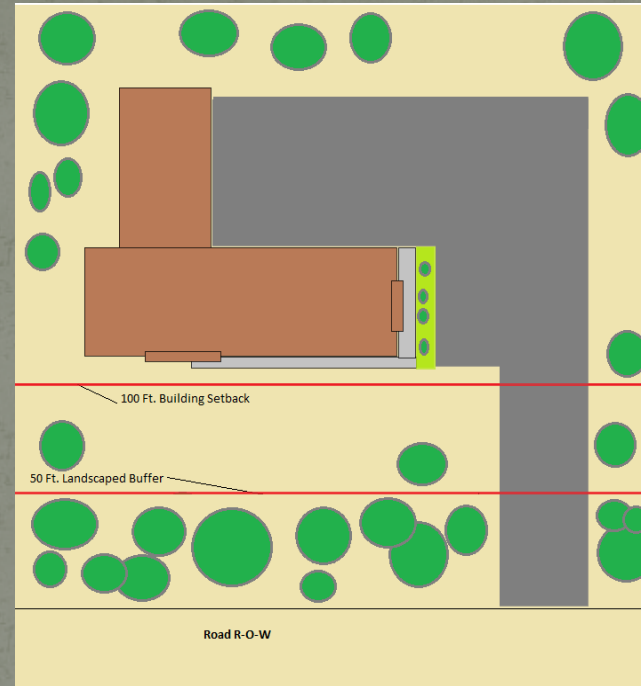
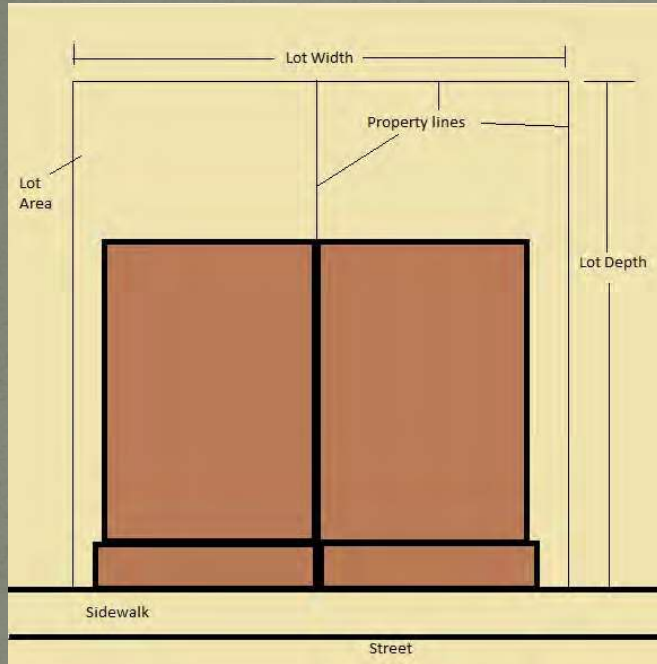
- District Uses and Standards provided on 2 pages
- Added Permitted & Prohibited Uses Sections – in clear language
- Consolidated ALL definitions in one section
- Realized that rural towns still have a town center

What Have We Done So Far?



# Added Graphics for Clarity

## New Zoning Ordinance





# Created an Easy to Read Document

## New Zoning Ordinance

### 31.2.1 RA – Residential/Agricultural District Intent, Permitted Uses, and Conditional Uses

#### Intent

The intent of this district is to retain the rural character of the area outside of the Town center. This district would allow for agricultural, residential and some associated agricultural related operations. It is also the intent to protect this district from conflicting land uses, non-agriculture oriented businesses and any use that may inflict significant environmental impacts or is injurious to the agriculture community.

#### Permitted Uses

##### Agricultural

- Agricultural crop production, processing, or product storage
- Agricultural product (seeds, fertilizer, etc.) sales, distribution, and storage
- Farm implement storage (operable implements used in the farming operation)
- Grazing/pasture land
- Livestock, all areas for animals must be enclosed by fencing
- Nurseries
- Timber cultivation and harvesting

#### Permitted Uses

##### Agri-tourism

- Farm stands
- U-pick orchards
- Kennels, provided any structure must be 100 ft. from property lines
- Market gardens
- Public stables/stables, provided any structure must be 100 ft. from property lines

##### Residential

- Guest House
- Home occupation, allowing for use of accessory structures for studios, workshops, etc.
- Single family residences

##### Public/Institutional

- Nature preserve/ passive recreation trail
- Parks and playgrounds
- Police, fire, rescue
- Public/ government buildings and offices
- Public structures and uses in accord with the intent of this district

#### Conditional Uses

- Bed & Breakfast
- Event centers, on parcels of 20 acres or more
- Places of worship
- Private airport, on parcels of 10 acres or more
- Temporary access structures
- Wireless telecommunications facility

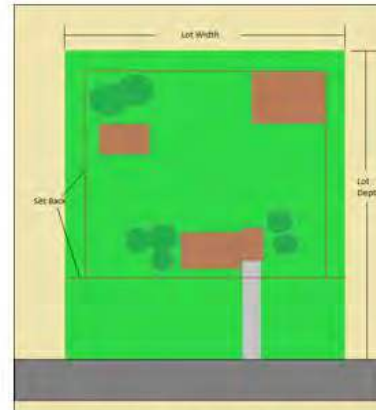
#### Accessory Structures

- Agricultural out buildings
- Guest house
- Storage and utility buildings

#### Prohibited Uses

- Commercial Feed lots
- Commercial poultry houses
- Commercial Hog farms

### 31.2.2 RA – Residential/Agricultural District District Standards



#### Minimum Lot Area:

- 5 acres

#### Minimum Lot Width:

- 200 feet

#### Maximum Lot Depth:

- None

#### Minimum Lot Frontage:

- 200 ft. lot width on a public street with access from said public street

#### Sewer and Water:

- May use public water and private well and septic systems

#### Minimum Front Yard Setback:

- 100 feet  
(For lots 20 acres and above, accessory structures not required to be to rear of main structure)

#### Minimum Side Yard Setback:

- 50 feet

#### Minimum Rear Yard Setback:

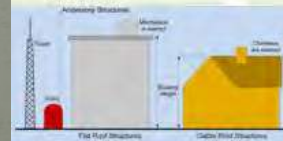
- 50 feet

#### Maximum Lot Coverage:

- Square footage of all primary and accessory structures, and impervious surface cannot exceed 15% of the Lot Area (excluding water surface).

#### Minimum Living Area:

- 1,100 square feet



#### Maximum Structure Height:

- 35 feet for the Primary Structure
- 25 feet for Accessory Structures
- All agriculture related structures are exempt
- All telecommunication facilities shall conform to the requirements of Art. 31.5



# New Zoning Ordinance



## Zoning Ordinance Update *Town of Brooks*

February 26, 2018

Prepared by



The Collaborative Firm, LLC